

MINUTES
Meeting of the
Edina Heritage Preservation Board
Edina City Hall – Community Room
Tuesday, January 8, 2013
7:00 p.m.

I. CALL TO ORDER 7:00 P.M.

II. ROLL CALL

Answering roll call was Chair Carr, and Members, Davis, Moore, Christiaansen, Stegner, Sussman, and Good. Absent were Members Curran, Anger, Mellom, and Johnson. Staff present was Planner Joyce Repya.

III. APPROVAL OF MEETING AGENDA

Member Stegner moved to approve the meeting agenda. Member Moore seconded the motion. All voted aye. The motion carried.

IV. APPROVAL OF THE MINUTES December 11, 2012

Member Davis moved approval of the minutes from the December 11, 2012 meeting. Member Christiaansen seconded the motion. All voted aye. The motion carried.

V. COMMUNITY COMMENT - None

VI. CERTIFICATES OF APPROPRIATENESS

A. H-13-1 4627 Casco Avenue - Build a detached garage in the northeast corner of the rear yard & replace attached garage with living space

Planner Repya reported that the subject property is located on the east side of the 4600 block of Casco Avenue. The existing home, an American Georgian Revival with Federal Revival influence, was constructed in 1936 and currently has a single story 2-car attached garage accessed by a driveway on the north side of the property.

The Certificate of Appropriateness request entails the construction of a new detached garage in the northeast corner of the rear yard. The plans also include converting the single story attached garage to living space at the rear of the home.

The proposed 504 square foot 2-car detached garage measures 24' x 21' feet in area. A service door and window are provided on the south elevation. Access to the garage will be obtained on the west elevation from the existing driveway. The design of the structure is proposed to compliment the style of the home utilizing bricks taken from the existing attached garage on the west (front) elevation and Hardi-board lap siding on the north, south, and east elevations. The height of the garage is shown to be 17' 8" at the highest peak. The height at the mid-point of the gable is shown to be 14' 3", and a height of 8'9" is provided at the eave line. The hip roof

is designed with an 8/12 pitch, complimenting the hip roof of the home. All dimensions for the proposed structure are consistent with the surrounding detached garages and new garages previously approved by the HPB through the Certificate of Appropriateness process.

The proposed location of the garage is 4'4" from the north and east property lines. The north and east elevations abut 6 foot privacy fences, thus no windows or architectural detailing has been provided for those sides, which is consistent with other garages plans approved in the district.

Ms. Repya pointed out that plans for the conversion of the attached garage to living space at the rear of the home were provided for the Board's information. The new space was designed to provide a compatible use of the home while at the same time maintain the home's overall historic character. The attached garage space will be reduced by approximately 190 square feet to ensure that the total footprint of the structures on the lot does not exceed the 30% maximum allowed by the Zoning Ordinance. (The existing lot coverage is 24.1%, and the proposed lot coverage will be 29.7%). A second story enclosed porch over the existing attached garage is proposed to be removed – replaced with a flat-roofed deck enclosed with a wrought iron railing. Also, the existing brick on the attached garage will be used to clad the west elevation of the garage that is somewhat visible from the front street as one looks up the driveway; thus the one story conversion to living space is proposed to be clad with Hardi-board lap siding to match the north, east and south walls of the new detached garage.

Ms. Repya added that Preservation Consultant Robert Vogel had reviewed the proposal and observed that construction of new detached garage is appropriate in the Country Club District. In his evaluation, Mr. Vogel pointed out that the project as proposed would satisfy the requirements of the district plan of treatment by matching the character of the historic house and by being compatible with it in size, scale, massing, and material; it would also be compatible with the character of the neighborhood as a whole. The plans also show a traditional garage that will be architecturally subordinate to the house and provide for visual screening from adjacent properties. Mr. Vogel concluded his critique by recommending approval of the COA application.

Planner Repya concluded that she agreed with Consultant Vogel's evaluation of the proposed improvements to the property, noting that the detached garage is consistent with new garages previously reviewed in the district and conversion of the attached garage to living space will blend in well with the historic façade of the home. She too recommended approval of the Certificate of Appropriateness request subject the plans presented and a year built plaque be affixed to the exterior of the new detached garage.

Ms. Repya added that the following findings support the approval recommendation:

- The plans provided with subject request clearly illustrate the scale and scope of the proposed projects.
- The proposed detached garage and conversion of the attached garage to living space will complement the architectural style of the home and not be detrimental to the adjacent

historic structures.

- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Property owner, Brad Frankenstein was in attendance and responded to questions from the Board to clarify their understanding of the project.

Member Christiaansen asked if the color for the lap siding had been determined. Mr. Frankenstein explained that he and his wife are currently in the exploration mode – driving around the neighborhood to get ideas. He pointed out that it is important that the project not only compliment his home, but the neighboring properties as well. He added that they will be looking for subtle colors to contrast with the brick.

Following a brief discussion with board members stating that the proposal under consideration was a good project, Member Moore moved to approve the COA application subject to the plans presented and a year built plaque attached to the exterior of the new detached garage. Member Davis seconded the motion. All voted aye. The motion carried.

B. Review of completed COA projects

Planner Repya provided the Board with a PowerPoint presentation showing before and after photographs for eight Country Club District Certificate of Appropriate projects which had been completed in the past year. Ms. Repya pointed out that up until now the HPB had not been provided the opportunity to “view the fruits of their labors”. She added that it is important to remember that once a COA is approved, there is follow-through to ensure that what was approved is built.

Board members agreed that they enjoyed seeing the finished projects, which often look very different than when reviewed in the plan form on paper. Ms. Repya suggested that the “COA’s in Review” be an annual year-end report for the HPB. The Board agreed that would be most helpful.

VII. OLD BUSINESS

Chair Carr explained that she is initiating a new format for the “old business” portion of the agenda to include the work plan status as well as the activities of the standing and ad hoc/working committees. While there may be nothing to report from a respective group, the intention is to ensure that work items are not forgotten. The board agreed that would be a good idea.

A. Report on Status of HPB 2013 Work Plan

Chair Carr reported that the City Council approved the proposed 2013 Work Plan for the HPB. Board members briefly reviewed the document. Planner Repya suggested that the work plan remain in their meeting packets for easy reference.

B. Report on Status of Consultant's 2013 Work Plan - Continued to February

C. Reports by Standing Committees

1. Communication and Education

Chair Carr reminded the board that this past fall a meeting took place with the City's Communications Department, and HPB members Stegner, Sussman and herself. At the meeting, the intention of educating the public on preservation issues utilizing the internet and video production was discussed. It was agreed that a periodic Facebook posting identifying a historic property and asking an engaging question to encourage input would be posted on a monthly basis. Ms. Carr explained that she has been working on providing the text for the posts and will submit them to the Communications Department soon.

Regarding the historic video clips, the idea producing one program highlighting the importance of heritage preservation in the community was revamped to creating numerous, short (2-3 minute) clips, with the thought that it appears the public has been too impatient to sit through programs as long as 25 minutes; however shorter clips can spark interest and are well received. The Communications Department is currently looking for sponsors to fund the project as well as talent to serve as the preservation spokesperson. In the meantime, the HPB will be responsible for providing the content for the shows. Board members expressed excitement for the project and agreed to work on content for the shows at the February meeting.

2. Research and Designation of Eligible Properties and Heritage Landmarks

Member Moore reported that he and Planner Repya met shortly after the December HPB meeting to discuss the best approach to inviting owners of properties determined eligible heritage landmark designation to consider the potential for landmark designation. Moore pointed out that some of the properties on the list have been identified as having potential for designation, and have either never been approached, or approached long ago. It is thought that by inviting the property owners as a group, perhaps as part of the City's 125th anniversary activities, they may be more receptive.

Mr. Moore concluded that he and Ms. Repya are in the process of drafting the landmark invitation letters when the property owners will be invited to an informational meeting which could possibly be held at the Grange Hall. A date for the meeting has not been identified, however sometime during May (Preservation Month) could be timely. Board members thanked Mr. Moore for the report and expressed an interest in learning more about the landmark designation project in the future.

3. Design Review Process

The evaluation sheet approved at the December meeting was laminated and given to each board member as a resource when evaluating Certificate of Appropriateness requests in the Country Club District. The work of this committee has been completed for now.

D. Reports by Working Committees

1. Southdale Center Preservation

Member Moore reported that at the most recent meeting of the Edina Historical Society (EHS), Executive Director Marci Matson reported that she had a brainstorming session with Laurie Van Dalen from Southdale Center on ways the Historical Society can work with Southdale Center. At the meeting, Ms. Van Dalen was clear that Simon Properties will not relinquish ownership of its archives, but will consider creating a legal document outlining a long-term loan. Also, Southdale staff will work on inventorying the material, using an Excel spreadsheet format that EHS can interface with their software.

Ms. Matson also reported on the following upcoming and potential EHS events in April centering on Southdale:

- Southdale will celebrate the completion of its remodeling project.
- The PBS special “10 Buildings that Changed America” (including Southdale) will air. Potential for a viewing party with a 1956 theme and speaker.
- A possible Southdale exhibit/photo display to coincide with the PBS special
- “History Happened Here” Quasquicentennial exhibit posters displayed at Southdale (near original art pieces)
- Christmas 1956 display to coincide with the year Southdale opened.

Board members thanked Mr. Moore for the report noting that it is good to see the EHS is having positive conversations with the Southdale staff. Discussion ensued regarding the continued hope that Southdale will consider recognizing the significant art pieces as heritage landmarks in Edina; noting that these pieces are the only original artifacts of the iconic 1956 mall; and it is important that they stay in Edina.

2. Sustainability - No Report

3. Archaeology Survey of Edina and CLG Grant

Planner Repya reminded the Board that at the December meeting the question arose as to whether the Three Rivers Park District had considered the archaeology of Nine Mile Creek in their studies for the proposed Nine Mile Bike Trail project. Responding to that inquiry, Ms. Repya contacted the Three Rivers Park District and learned that a study of the creek area from Tracy Avenue to France Avenue is proposed in 2015. At that time a review of the cultural resources in the area would be included in the study. Ms. Repya pointed out that it is premature for the HPB to address this issue, and recommended that it be flagged for inclusion in an upcoming 2014-2015 work plan. Board members agreed that was a good idea.

VIII. OTHER BUSINESS

A. Recognizing Edina's 125th Anniversary (Quasquicentennial)

Planner Repya observed that the HPB has identified a desire to plan activities celebrating the City's Quasquicentennial, and she suggested that the Board could center the activities celebrating Preservation Month in May on the Quasquicentennial theme. She pointed out that in addition to the annual Council Proclamation, Heritage Award and tour of the Cahill School & Grange Hall, the HPB could consider additional opportunities to share the City's history with the public. Board members agreed that would be a good idea. Member Stegner suggested inviting members of the Edina Historical Society to an HPB meeting to discuss ways to work together.

Chair Carr suggested adding that "Planning for the Quasquicentennial" to the February agenda. The Board agreed that would be a good idea.

B. Edina's Cemeteries

Planner Repya reported that at the last HPB meeting the Board discussed an article about the Jewish Cemetery on France Avenue and asked that the topic be included on the January agenda. Since the December meeting, Ms. Repya reported that there was no new information to report on the cemetery; and she suggested that if the Board has an interest in Edina's cemeteries – of which there are two (the Jewish Cemetery on France Avenue and the Grandview Cemetery in the northwest corner of the City), that the topic be added to the Work Plan for 2014. Board members agreed that addressing the cemeteries at this time would be deviating from the 2013 Work Plan, and considering them in the future made sense.

VIII. CORRESPONDENCE & PETITIONS None

IX. CHAIR AND BOARD MEMBER COMMENTS None

X. STAFF COMMENTS None

VI. NEXT MEETING DATE February 12, 2013

XII. ADJOURNMENT 8:15 p.m.

Member Davis moved for adjournment at 8:15 p.m. Member Moore seconded the motion. All voted aye. The motion carried.

**Respectfully submitted,
Joyce Repya**